

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
February 16, 2022

1. CALL TO ORDER.

Chairman Joe Gooden called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2021	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2022	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X	X	X	X	M	X	X					Joe Gooden, Chair		City of Springfield
	X	X	X	X	E		X					Eric Hansen, Vice-Chair		Sangamon County
X	X	X	X	X	E	X						Greg Kruger, Secretary		City of Springfield
	X	X	X		T							Andy Van Meter	Brian McFadden	Sangamon County Board
X	X		X	X	I		X					Mayor Jim Langfelder	Ald. Roy Williams	City of Springfield
X	X	X	X	X	N	X	X					Dick Ciotti	Gregg Humphrey / Rob Leinweber /	Sangamon County Water Reclamation District
X	X	X	X		G							Larry Hamlin		Sangamon County
X	X	X	X			X						George Preckwinkle	Charlie Stratton	Sangamon County Board
X	X	X	X	X	C	X						Greg Stumpf	Trustin Harrison	Sangamon County Board
	X	X	X	X	A	X	X					Ald. Joe McMenamin		City Council
			X	X	N	X	X					Ald. Ralph Hanauer		City Council
		X			C							Leslie Sgro	Jason Graham	Springfield Park District
X		X	X	X	E	X						Frank Vala	Roger Blickensderfer	Springfield Airport Authority
X	X		X	X	L	X	X					Brian Brewer	Steve Schoeffel / Melissa Ashford	Sangamon Mass Transit District
X	X	X			L	X						Shannon Fehrholz	Lyle Wind	Regional Office of Education
					E							Vacant (February 2021 -		Sangamon County
	X	X	X		D	X	X					Beverly Christian		City of Springfield

Others

Adam Pallai
Steve Walker

Staff

Molly Berns
Shannan Karrick
Steve Keenan
Lindsay Kovski
Jordan Leaf
Mary Jane Niemann
Emily Prather
Lisa Peterson
Jason Sass
Joe Zeibert

3. MINUTES OF MEETING.

Chairman Gooden asked if there were any additions or corrections to the minutes of the January 19, 2022 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Policy Board since the last Regional Planning Commission meeting.

5. REPORT OF OFFICERS.

There was no report of officers.

6. REPORT OF THE EXECUTIVE DIRECTOR.

- A. MAPPING** – Molly Berns stated that she had still not talked to Jim Zerkle of the City’s Corporation Counsel, but had called him and left a message this morning regarding the ward remapping. Commissioner Ralph Hanauer stated that he had spoken to Mr. Zerkle last night and expressed to him about the urgency of speaking to Berns about the remapping. Commissioner Hanauer told Berns that if she had not heard from Mr. Zerkle by tomorrow to let him know and he would talk to Mayor Langfelder. Commissioner Joe McMenamin asked Berns to please let all three alderman in attendance know if any contact had been made or not. She noted that staff time has been planned to do the project, but needs direction from the Corporation Counsel to proceed.

Berns noted that the SSCRPC has an agreement with the Springfield School District to do the same type of mapping as for the city wards. The school district draft maps will be reviewed by the SSCRPC staff on Tuesday morning with the goal of submitting two versions of the map to the Springfield School District by March 1.

Roy Williams asked if the document from the last city ward remapping had been located. Berns said it had not been located. Berns stated that she just needed a summary of the legal restrictions needed to be followed for the remapping from the Corporation Counsel. Commissioner Hanauer thought that last time the consent decree said no break in precincts whenever possible and no pitting people against each other. Berns noted that the new precincts have not been finalized and will not be for the next several months, so the remapping will be based on the current precincts. Commissioner Joe McMenamin asked if Berns knew why the County Clerk has not remapped the precincts. Berns said she did not know and that question should be directed to County Administrator Brian McFadden or County Clerk Don Gray. Commissioner Hanauer asked if the precincts were remapped every ten years. Berns said she did not know and will try to find out the process and send an email out.

7. CORRESPONDENCE.

There was no correspondence.

8. PUBLIC HEARINGS / COMMENTS.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee (LSC) – There were two projects located within the City of Springfield's subdivision jurisdiction to be acted upon by the Regional Planning Commission this month:

Ambrose at Panther Creek – Phase 1

Large Scale Development Plan

Variance of Sec. 153.157(L) – Restriction of Access

Description: Pt. SE ¼, SW ¼, Section 13 and Pt. NE ¼, NW ¼, Section 24, T15N, R6W

Joe Zeibert stated that this development consists of 19 acres located south of Mathers Road, north of Panther Creek Golf Course. The project being proposed is an independent living / assisted living facility with memory care in the future. All essential services are available to serve the site. He noted that discussion at the Land Subdivision Committee meeting included the location of the access onto Mathers Road. The developer has worked with the City Traffic Engineer to relocate the access. This development will be done in two phases. He noted that the Regional Planning Commission normally does not act on Large Scale Development Plans, but action is needed due to the variance request being a part of the submittal. Large scale development plans are required when developments are more than 12 acres in size. Zeibert stated that the Land Subdivision Committee recommended approval of the large scale development plan and the variance of sec. 153.157(L) – Restriction of Access.

Commissioner McMenamin asked about the location of the one lane bridge in that area. Commissioner Hanauer said the one lane bridge could be found by going west on Mathers Road and turning north onto Cockrell Lane. He said the State has budgeted \$4,000,000 to get rid of the bridge. Commissioner Hanauer said the problem with the bridge is that fire trucks cannot go underneath the bridge and it is one lane. He said the bridge was built in 1908 and thought that a train goes across it once a week.

Commissioner Hanauer stated that there were problems getting development in this area due to there being a lot of lead in the soil due to Mathers Gun Club and felt that this development was great for the area. Zeibert said the next phase of the development will include construction plans and permits regarding environmental concerns.

Commissioner Eric Hansen moved to recommend approval of Ambrose at Panther Creek – Phase 1 – Large Scale Development Plan and Variance of Sec. 153.157(L) – Restriction of Access. Commissioner Ralph Hanauer seconded the motion and the motion passed unanimously via a roll call vote.

Redivision of Lot 1A in Capital City Shopping Center Subdivision

Preliminary Plan

Description: Pt of the W ½ of the SW ¼, Section 12, T15N, R5W

Zeibert noted that this was the second phase of the development process and said the location and sketch map was approved by the Regional Planning Commission at the January 2022 meeting and was sent on to the City Council. The preliminary plan addresses the phasing of the development and drainage, etc. He stated that this is a three (3) lot development. AMC Theater is located there and the developer wishes to divide the property into a new lot for a hotel and divide the northern part of the strip mall for a storage facility. A blanket access easement will serve the entire development. The Illinois Department of Transportation has approved the shared access point onto Dirksen Parkway.

Zeibert stated that the Land Subdivision Committee recommended approval of the preliminary plan. He noted that the developer is operating under the simultaneous submission requirements of the ordinance which gives the developer the opportunity to submit the location & sketch map and preliminary plan at the same time with the understanding that if the location & sketch map is denied by the City Council, any other approvals after that are also denied. He thought that the location & sketch map was on first reading at the City Council last night.

Commissioner Ralph Hanauer moved to recommend approval of the Redivision of Lot 1A in Capital City Shopping Center Subdivision – Preliminary Plan. Roy Williams seconded the motion and the motion passed unanimously via a roll call vote.

For informational purposes, Zeibert then summarized a project reviewed by the Land Subdivision Committee at their February 10, 2022 meeting that does not require action by the Regional Planning Commission:

Lincoln Greens Estates – Fourth Addition - Partial Plat of Vacation

Zeibert noted that this development is located off of East Lake Shore Drive across from the golf course. The developer would like to vacate the drainage / open space area that was originally platted and convey that area back to the lot owners. He noted that some homeowners have encroached into that area with a pool and concrete area for a basketball court. Approvals have been obtained from all entities in that plat as well as the homeowners association to convey a portion of that area back to the homeowners' lots.

Zeibert stated that the Land Subdivision Committee recommended approval of the partial plat of vacation with the condition that 10' be left on the western edge to allow the drainage to go to the pond to the north and south.

Zeibert noted that the Land Subdivision Committee recommended approval of the partial plat of vacation.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS

There was no new business.

12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.

There were no special announcements or presentations.

13. ADJOURNMENT.

Chairman Gooden noted that the next Regional Planning Commission meeting will be held on March 16, 2022.

There being no further business, Commissioner Eric Hansen moved to adjourn. Commissioner Joe

McMenamin seconded the motion and the meeting adjourned at 9:49 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary